

STAFF REPORT
Supplemental Comments

Petition 12-11
Petition 13-11

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The following supplemental comments are submitted to the Commission and applicant, Toll Brothers, for the proposed 71-lot open space subdivision on Balf Company property.

Suitability of Land

A. Zoning Regulations: Section 6.8 Open Space Subdivision References to Section 5.3 Procedures and Requirements for Site Plans Content of Site Plan Information and Buffer Requirements per zone amendments, effective March 4, 2011.

- Section 5.3.4(f) Topographic and Utility Map

Existing and proposed contours shall be shown in not less than two-foot intervals; but in cases of relatively level land, the contours shall be one-foot intervals. Existing contours in excess of fifteen (15%) percent gradient shall be identified by shading the areas that meet this criterion.

- Section 7.4.7 Elevations, Grades, Existing and Proposed

B. Contours lines are required on all plans or maps. Both the existing ground and the proposed finish grading must be shown and clearly labeled as to each type. Contour lines shall be shown at an interval of 2 feet, except where area is almost level (less than 1%). On level area, “spot” elevations may be used. Contour lines must extend at least 50 feet into adjacent properties to depict actual conditions. Existing contours in excess of fifteen (15%) percent gradient shall be identified by shading the areas that meet this criterion.

- Section 7.4.8 Elevations, Grades, Existing and Proposed

The regrading of the property shall not result in the removal of natural exposed rock faces and bedrock outcropping, except that the Commission may permit removal when necessary and 2:1 (2 feet horizontal to 1 foot vertical) slope can be achieved by terracing to ensure stabilization and replanting as determined by the Commission.

- Section 7.4.15 Cultural Features Including Flood Plains, Inland Wetlands and Slopes in excess of 15%.

D. Existing contours in excess of fifteen (15%) percent gradient and rock outcroppings shall be identified by shading the area that meets this criterion. These areas shall be kept in their natural condition and not modified unless waived by a two-thirds vote of the Commission.

- Section 6.10.5 Buffers (B) Open Space and Greenway Corridors

B. A minimum buffer area shall be not less than 25 feet in width and planted with evergreens no fewer than 2 rows nor further than 15 feet apart, with trees planted no more than 15 feet apart along each row, staggered to provide maximum screening, and using trees not less than 5 feet in height at time of planting. When the proposed new development abuts existing Town-owned open space or a designated greenway, the minimum buffer area shall not be less than 50 feet in width. Suitable existing tree cover may be substituted when approved by the Commission.

B. Subdivision Regulations: Section 3.2 Suitability of Land

In addition to flood hazard areas, examples of unsuitable land that the Commission may determine unsuitable for development mapped inland wetlands and slopes in excess of fifteen (15) percent gradient.

- Section 3.5.2 Lot Size and Arrangement

Any lot which is found to be unsuitable for buildings by reason of water or flooding conditions, unsuitable soil, topography, ledge rock or other conditions shall be combined with another lot that is suitable or shall be marked, "This is not a building lot" on the final map until necessary improvements to the lot have been made and approved by the Commission.

- Section 6.6 Grading Plan

a. Existing contour lines at intervals of not more than two (2) feet. If MDC contour maps are used, it shall be the responsibility of the surveyor to field check topography. In areas where the gradient of the existing ground is less than two percent (2%) a field survey of the area shall be made and data shown on plan. If the gradient of the existing ground is more than fifteen percent (15%) the engineer shall show these areas on the plan as well as any ledge or rock outcroppings associated with this slope. This information shall be shown by screening or shading on the Grading Plan. This gradient information will be used by the Commission when determining the suitability of lots, roads and driveway areas for development.

House lots shall have useable backyard and driveway gradient. Backyards, a 30-foot area measured in a perpendicular line from the rear of the house, shall not exceed a five percent (5%) gradient. Driveways from the street right of way to the front of the house shall not exceed a ten percent (10%) gradient.

- 3.4 Relation to Adjoining Areas Proposed local residential streets shall be planned to discourage through traffic and to provide a safe and convenient system for present and prospective traffic in the area surrounding the proposed subdivision. Proposed arterial, collector, and commercial streets shall be planned to provide for continuation of existing streets into adjoining areas with an alignment in accordance with these standards provided herein and for proper projection into adjoining properties yet to be subdivided.

TOWN PLANNER COMMENTS

It is the applicant's responsibility to submit site topography and identify locations where existing grades exceed 15%.

The Newington GIS Technician prepared the slope analysis map for the Balf property. The slope data was created with ESRI ArcGIS 9.3.1 SP 2 Spatial Analyst. The polygons created were merged to create ranges of 0% to 15.000% and 15.000% to 25.000% and 25.001% to 100.000%. The base source data used for the analysis was the 2-foot contour lines, provided to the Town by the Metropolitan District Commission, as supplied to them from the James

W. Sewall Company. The contour lines were created from the use of photogrammetric methods from photography dated April 19, 2003. The data was registered to the North American Horizontal Datum 1983 using U.S. Survey Feet and North American Vertical Datum 1988 using Mean Sea Level Feet.

This map was submitted into the record of the Commission, May 25, 2011 hearing; a digital file of this map was e-mailed to the applicant's engineer on June 6, 2011.

The Town Planner recommends that both proposed "Road A" and proposed "Road D" be redesigned to reduce their length and impact on slope areas that exceed 15%.

"Road A" alignment could be extended southerly toward "Old Highway" and constructed as a temporary cul-de-sac for possible future connection to roadway on adjoining Marcap LLC property.

Miscellaneous Missing Information

Subdivision Regulations Standards

- Section 3.6.11 Street Names – Applicant to present proposed names for Commission approval.
- Section 3.9 Open Space Improvements – Label 39.25 acres Open Space "Record Subdivision Plan" (RS-5 Sheet) to be dedicated to Town of Newington.
- Section 3.10 Pedestrian Easements – Show proposed connections to existing trail system location within proposed dedicated open space area and to "Old Highway" Greenway.
- Section 6.1 (h)(i) – letter from MDC regarding provision of water and sanitary services.
- Section 6.2 – Record Subdivision Plan – provide Land Surveyor's certification and seal.
- Section 6.3 – Utilities and Improvement Plan – provide professional engineer's certification.
- Section 6.4 – Street Plan and Profiles – provide professional engineer's certification.
- Section 6.6 – Grading Plan – For final subdivision grading plan mylar provide professional engineer's certification.